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FRP HOLDING COMPANY, LLC
SOUTH STREET STATION PLANNED DEVELOPMENT
R3W TO PDRS

STAFF REPORT
July 10, 2014

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by attorney Daniel Teder, is requesting rezoning on approximately 0.44 acres for a 4-story multi-family apartment building containing a maximum of 40 units with up to 75 bedrooms and 23 on-site parking spaces with an additional 24 parking spaces being provided – through an existing parking license agreement – in the Chauncey Square parking garage. The property is located in Chauncey Village immediately east of the intersection of South Street and Salisbury Street in West Lafayette; Wabash 20 (NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject property is presently zoned R3W as are most of the residentially-zoned properties that surround Chauncey Village with the exceptions being the numerous planned developments in the immediate vicinity including: 225 Northwestern Avenue PDMX (Z-2562), State Street Corner PDMX (Z-2482), Chauncey Square PDMX (Z-2454), University Terrace PDMX (Z-2450), Chipotle PDNR (Z-2255), Chauncey Townhouses PDRS (Z-2216), Villa on Pierce Street PDMX (Z-2122), West Lafayette Public Library PDNR (Z-2109) and State Street Commons PDMX (Z-1966). All rezone petitions in Chauncey Village in recent years have been planned developments.

AREA LAND USE PATTERNS:

The property is located in Chauncey Village and is surrounded by an increasingly dense mix of commercial and residential uses proper to a central business district. The property presently contains four two-story converted apartment homes with a total of 24 bedrooms. North of the subject property, across a public alley, are similar converted apartment homes while to the south is the Ann Tweedale Cooperative. To the east of the subject property, across Littleton Street, is the Beta Theta Pi Fraternity while to the west, across Salisbury Street, is the Chauncey Square Planned Development.

TRAFFIC AND TRANSPORTATION:

Salisbury Street is classified as a secondary arterial while Littleton Street is classified as a local road according to the adopted *Thoroughfare Plan*. The project contains two on-site parking areas: A 10-space basement level garage accessed from Littleton Street and a 13-space surface lot with entry from Salisbury Street and exit onto Littleton Street. Additionally, 24 spaces will be provided in the Chauncey Square parking garage, located across Salisbury Street, through a preexisting license agreement. The residential parking ratio for the project is a minimum of one space per unit (an urban standard already established with such nearby approved projects as State Street Commons and State Street Corner).

Through an agreement with the Ann Tweedale Cooperative, the developer will be constructing the project's surface lot access drive as a shared private alley for both properties. Combined with the public alley on the north side of the project, both properties will have a safer, more efficient vehicular circulation pattern to and from their sites. Existing 5-foot sidewalks on both Littleton and Salisbury Streets will be maintained and residential loading and trash removal will be accommodated in the shared private alley. Resident bicycle parking for up to 20 bikes is being provided in the garage level in addition to bike racks located on the street level.

ENVIRONMENTAL, SIGNAGE AND UTILITY CONSIDERATIONS:

City utilities and Indiana American water are available to serve the site. Landscaping, appropriate to an urban site, will be provided on both street frontages. Signage for the project is pedestrian oriented in its scale and limited to the project's Salisbury Street frontage. Lighting for the project is likewise pedestrian oriented, particularly along the project's north side (the public alley) and south side (the shared private alley).

PUBLIC ART:

The South Street Station Planned Development is located on an important crossroads in Chauncey Village, just off the prominent thoroughfares of Northwestern Avenue and State Street. Salisbury Street is the main north/south arterial that intersects with nearly every major street in the city while South Street visually aligns with State Street at the intersection with Northwestern Avenue giving one a direct line of site into Purdue's campus. To highlight the project's visibility from these two important streets and to contribute to the vibrancy of West Lafayette's downtown, the project is incorporating a public art space into its Salisbury Street frontage. Meant to act as an eastern "bookend" to the public art space on the opposite end of South Street (in front of Greyhouse Coffee), the development of this public art space shall be a cooperative effort between the developer and the city with the final design coming with the project's Final Detailed Plans.

STAFF COMMENTS:

The adopted *Comprehensive Plan for Tippecanoe County* is clear about what should be anticipated in the urban areas of our community as established development patterns give way to more intense ones:

"Change in the urban area will result from opportunity for reuse and the infilling and intensification of existing uses."

The South Street Station Planned Development perfectly encapsulates this statement. On the site now are four non-historically significant homes (according to the 1990 *Tippecanoe County Interim Report*) that were built in the early 20th century and long ago converted to apartments. With the urbanizing trend in Chauncey Village the City of West Lafayette is once again offered an opportunity to intensify "existing uses". The proposal means to replace the four existing homes on the site (with their 24 bedrooms) and add up to 51 additional bedrooms in a single four-story structure of an architectural style more in keeping with an urbanizing downtown. With an approximate pitched-roof height of 50-feet, the project is a clear step down from Chauncey Square's nearly 80-feet (on its Salisbury Street frontage). If approved and constructed, the project would establish a clear eastern edge to the development intensity of the Chauncey Square Downtown and set the architectural tone for this part of the neighborhood for all future redevelopment efforts.

In the adopted *New Chauncey Neighborhood Plan* a land use planning strategy is employed that seeks to steer "...the most intense development...immediately adjacent to the existing activity centers of Purdue's campus and the northern edge of the Chauncey Village central business district." The *Plan* further states that:

"This land use strategy seeks to support and expand a greater pedestrian and transit-oriented environment by concentrating the higher-intensity uses where activity centers already exist."

As it did with the *Comprehensive Plan's* urban area redevelopment prescription, the South Street Station Planned Development perfectly conforms to this planning strategy as it relates to Chauncey Village. In New Chauncey, Northwestern and Fowler Avenues are those "higher-intensity" corridors that are located near major activity centers. In Chauncey Village, State Street and Northwestern Avenue are the "higher-intensity" corridors that intersect at the epicenter of a major activity center (West Lafayette's downtown). And like New Chauncey's *Plan* which calls for a decrease in "...overall development intensity..." as you move away from its corridors, so should Chauncey Village's development intensity likewise decrease as you move from both its epicenter and its corridors. Approval of the South Street Station Planned Development will serve to reinforce and strengthen this planning strategy.

In the 2013 *Tippecanoe County Student Rental Unit Report & Survey* two policy statements lend further support to projects such as South Street Station. First, Policy 5 of the *Comprehensive Plan's* adopted *Housing Element* encourages multi-family development to be "...located near major activity centers..." and secondly, after demonstrating the lowest vacancy rates and opportunities for responsible densification lie near major centers of activity, the *Report* encourages the city council to "...support redevelopment efforts centered on West Lafayette's downtown (Chauncey Village)..." South Street Station Planned Development is a prime example of a private development effort fulfilling the policy expectations of a community.

Finally, in its design and scale, the South Street Station Planned Development is a fitting compliment to the State Street Corner Planned Development which would, if constructed, lie at the opposite end of South Street. If completed, these two projects along with the towering Chauncey Square would enclose and frame South Street and firmly establish it as a vibrant, urban downtown street "just off" the busy State and Northwestern corridors.

STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of UZO 2-28-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with final detailed plans;
5. Plant schedule approved by the West Lafayette Greenspace Administrator that is in conformance with the approved Preliminary Plan;
6. With the submission of the Final Detailed Plans, the planned exterior lighting of the project shall be subject to final approval by the Administrative Officer.
7. A reference shall be added in the Final Detailed Plans to the parking agreement with Chauncey Square garage (recordation number and title of the document should do) relative to the 24 off-site spaces so it is clear what document governs those spaces.
8. With the submission of the Final Detailed Plans, the narrative sheet for the planned development shall also include a statement indicating that in the event the parking agreement with Chauncey Square is terminated, the ownership of South Street Station PD shall find a suitable alternate location for the 24 spaces, subject to the approval of the Administrative Officer as part of a minor modification.